

GRANTOR(S) Robert H. Garner and Charlotte J. Garner, et ux BOOK 297 PAGE 676
TO 2927 Pleasant Hill Rd. - Nesbit, Ms. 38651 601-429-2505
GRANTEE(S) Robert S. Garner and Tina C. Garner 901-345-1450 WARRANTY DEED
3455 Lynnfield Cove - Horn Lake, Ms. 38637 601-393-0953
601-895-8040

For, and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, Robert H. Garner and Charlotte J. Garner "Grantors", do hereby sell, convey and warrant unto Robert S. Garner and Tina C. Garner, (as tenant by the entirety, and not as tenants in common, (Grantees), the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Section 28 - Township 2 South - Range 7 West - DeSoto Co., Mississippi
NORTH EAST QUARTER OF SECTION 28

LOT 2: Beginning at a point in the South Line of Pleasant Hill Road 4754.61' East of the West line of Section 28-T2-R7W; thence N 86 16'E 127.61' to the Northwest corner of Lot 3; thence S 13 53' 30"E a distance of 341.36' to the Southwest corner of Lot 3; thence S 86 16'W a distance of 127.61' to the Southwest property corner; thence N 13 53' 30"W a distance of 341.36' to the point of beginning.

Lot 2 is part of the subdivision of a 4.10 acre parcel located in SECTION 28 TOWNSHIP 2 RANGE 7 WEST, and recorded in Book 149, Page 621, in the Chancery Clerk's Office of DeSoto County, Mississippi.

EASEMENT: A 25' WIDE DRIVEWAY EASEMENT EXISTS ALONG THE FRONT (North) PORTION OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT, WHICH WILL PERMIT INGRESS/EGRESS TO LOTS 1.2. and 3.

The warranty in this deed is subject to: Rights-of-Way and Easements for Public Roads, Public Utilities and Drainage, together with any Restrictive Covenants on subject property of record in the Office of the Chancery Clerk of said county.

Possession will be given on delivery, and taxes for the current year are to be paid by Grantor.

Witness the signatures of the Grantors this, the 21st day of MARCH, 1996.

PREPARED BY:

LOUISE C. BREWER, VICE PRESIDENT
BANK OF MISSISSIPPI

P.O. BOX 38

SOUTHAVEN, MS. 38671

601-349-3532

STATE OF MISSISSIPPI
DE SOTO COUNTY
FILED

MAR 25 9 37 AM '96

Robert H. Garner
Robert H. Garner, Grantor

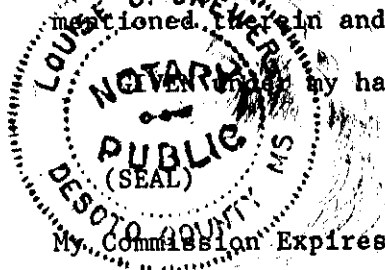
Charlotte J. Garner
Charlotte J. Garner, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 297 PG 676
W.E. DAVIS CH. CLK.

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, Robert H. Garner and Charlotte J. Garner, "Grantors", who each acknowledged that they signed and delivered the above Warranty Deed on the date mentioned herein and for the purposes expressed.

Witness my hand and Official Seal this, the 21st day of MARCH, 1996.



Notary Public State of Mississippi At Large
My Commission Expires: December 7, 1998
BONDED THRU HEIDEN-MARCHETTI, INC.

Louise C. Brewer
NOTARY PUBLIC